

**KIHEI  
COMMERCIAL  
PLAZA**

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**COMPREHENSIVE  
SIGNAGE PLAN**

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**PROJECT NAME: KIHEI COMMERCIAL PLAZA**

**PROJECT LOCATION: KIHEI, MAUI, HAWAII  
TMK (2) 3-9-45:12**

**INTRODUCTION:**

**APPLICATION ON BEHALF OF OWNER, KCCC, LLC  
99-880 IWAENA ST., AIEA, HI 96701  
808-488-1778**

**CONTRACTOR: STEELTECH, INC. 808-487-1445**

**OWNERS REPRESENTATIVE: DART GUILLE, VOLCANO SIGNS, INC. 871-9019**

**OBJECTIVES:**

**SUBMITTAL & APPROVAL OF A COMPREHENSIVE SIGN PLAN**

**DESCRIPTION OF PROJECT:**

**KIHEI COMMERCIAL PLAZA IS LOCATED AT THE CORNER OF OHUKAI RD. AND KAHAKULANI PLACE IN KIHEI, MAUI, HAWAII, ON 4.101 ACRES.**

**DEVELOPED BY KCCC, LLC, THIS COMMERCIAL CONDOMINIUM PROJECT OFFERS MAUI BUSINESSES AN OPPORTUNITY TO OWN THE LOCATION OF THEIR BUSINESS.**

**KIHEI COMMERCIAL PLAZA CONSISTS OF FOUR BUILDINGS. BUILDINGS 1 & 2 ARE SINGLE STORY. BUILDINGS 3 & 4 ARE TWO STORIES. EASY ACCESS IS PROVIDED BY A ROADWAY BETWEEN THESE BUILDINGS. THERE ARE 198 PARKING STALLS, 11 OF WHICH ARE FOR HANDICAP USE.**

**BUILDING USE DESCRIPTION:**

<b>BUILDING 1 – RETAIL POTENTIAL</b>	<b>- 24,990 SQ. FT.</b>
<b>BUILDING 2 – WAREHOUSE/TRADE</b>	<b>- 12,040 SQ. FT.</b>
<b>BUILDING 3 - RETAIL/OFFICE</b>	<b>- 24,913 SQ. FT.</b>
<b>BUILDING 4 - RETAIL/OFFICE</b>	<b>- 24,913 SQ. FT.</b>

**ATTRACTIVELY DESIGNED AND CONSTRUCTED OF CONCRETE THESE BUILDINGS OFFER A PLEASANT LOCATION TO CONDUCT BUSINESS.**

**CONSTRUCTION HAS NOT COMMENCED AT THIS TIME. PROJECT IS IN SITE PREPARATION PHASE.**

## SIGN INVENTORY

<u>SIGN TYPE</u>	<u>SQ. FOOTAGE</u>	<u>QTY.</u>
GROUND SIGN	28 SQ. FEET	2
BUSINESS IDENTIFICATION SIGNAGE	FROM 13.3 OR 16.6 SQ. FT. DEPENDS ON BUILDING	73
BUILDING IDENTIFICATION SIGNAGE	3 SQ. FEET	8 2 PER BUILDING
DIRECTORY SIGNS	6 SQ. FEET	6 1 AT EA. STAIRWELL & ELEVATORS IN BUILDINGS 3&4
HANDICAP SIGNAGE	AS REQUIRED BY LAW	11 HANDICAP PARKING STALLS W/SIGNS ADA SIGNS ELEVATORS
COMMON AREA SIGNAGE	SOME SIGNAGE WILL BE REQUIRED FOR THE TRASH RECEPTACLES, LOADING & UNLOADING AREAS & TRAFFIC FLOW SIGNS.	
SUITE NUMBER SIGNS	18 SQ. INCHES	73 - ONE PER DOOR



**COMPREHENSIVE SIGNAGE PLAN  
KIHEI COMMERCIAL PLAZA  
BUILDINGS 1, 2, 3, 4**

**INTRODUCTION**

This signage plan is intended as a guide for all signs at Kihei Commercial Plaza. Signage remains an important element to the success of the overall visibility and climate of its tenants.

**INTENT**

This signage plan is intended for all signs within Kihei Commercial Plaza. Signs should be attractive, compliment the building façade, developed in an imaginative and varied manner and enhance the architecture. This signage plan establishes guidelines to ensure a coordinated and unified approach for all such signs and to establish size, location, color, materials, illumination, lettering size and style for the mutual benefit of all tenants.

**SCOPE**

All signs, banners, posters, decals, placards, pictures and notices which are visible from adjacent public right-of-way shall be covered by this plan.

**OVERALL DESIGN CRITERIA**

Except as herein after provided, the only signs permitted shall be signs which identify Kihei Commercial Plaza, vehicular entries, provide information or directions, business establishments operating a business on the property where such sign is located and signs as required to comply with ADAAG. All signs shall be constructed of the highest quality material and methods of construction.

Wording/Copy for the tenant signs shall be limited to the tenant's trade or business name(s). Logos may be used with prior approval from the Board. Type style used shall not be limited. Tenants are recommended to develop individuality in their design through the use of type style and color.

The total sign area measured shall be the total area of the geometric shape, inclusive of any borders, which constitutes the background or field on which the information is displayed.

## **APPROVALS**

- 1. Unit owner shall submit to the Board for approval in triplicate drawings showing all proposed sign work to be erected in connection with tenant premises. Such signs shall conform to the sign criteria as outlined below and shall clearly show detailed scale drawings of the location, size, layout, design and color of the proposed sign, including all material type, lettering and/or graphics.**
- 2. The design and construction of all permanent tenant signs must receive written approval from the Board before fabrication begins.**
- 3. The Board has the specific right to refuse approval of any sign plan which, in its opinion, is not harmonious with the Design Standards of the Plaza, whether or not the design conforms to these Standard Sign Regulations & Criteria.**
- 4. No signs shall be installed except such signs as shall first have been approved by the Board in writing. Location of signs shall be as approved by the Board.**
- 5. Any exterior signs allowed by the Board must first conform to the current version of the Maui County Sign Code, Chapter 16.13.**

## **GENERAL REQUIREMENTS**

- 1. No signs other than those identified in the following sections shall be permitted unless approved by the Board or its representative.**
- 2. All permits for signs and their installation shall be obtained by the unit owner, at the unit owner's expense.**
- 3. The unit owner shall be responsible for the fulfillment of all requirements and specifications.**
- 4. All signs shall be constructed, installed, and maintained in a good condition at all times at the unit owner's expense.**
- 5. The Board shall have the right to remove all non-conforming signs or graphics and non-professional signs at the unit owner's expense upon five (5) days written notice.**

## **SIGNAGE CRITERIA**

- 1. The unit owner shall be required to identify the business by signs. All signs and identifying devices shall be subject to the requirements and limitations as outlined herein.**
- 2. Each unit is allowed only one main sign.**

**3. BUILDING 1 BUSINESS ID SIGN:**

**INTERNALLY ILLUMINATED ELECTRIC SIGN CABINET**

- A. Intent: To provide a uniform or consistent method of fabrication allowing a flexibility of colors in the sign face, and allowing each tenant to use their own unique typestyle.**
- B. Location of the sign shall be centered in the 2 foot high sign band above the glass storefront.**
- C. Wording for signs will be limited to business name only and not include products sold except when part of the business trade name.**
- D. If your unit frontage consists of a roll up door and glass or metal door combination, you will be permitted to have a 8 foot wide by 20" high electric sign cabinet. If your unit frontage consists of all glass doors and windows, you will be permitted to have a 16 foot wide by 20" high electric sign cabinet.**
- E. Construction of the electric sign cabinet shall be entirely of aluminum. The face material is 1/8" thick plexi-glass. All electrical components are to be UL approved. More specific sign details are shown in sketch #1.**
- F. Any penetrations to the building structure required for sign installations shall be sealed neatly and watertight. Only concealed, non-ferrous materials are to be used for attachment.**
- G. On certain occasions because of the nature of the business name, unusual conditions may arise that the Board may agree to deviate from this standard. The sole decision remains with the Board.**

**4. BUILDING 2 BUSINESS ID SIGN**

**NON ILLUMINATED SIGN**

- A. Intent: To provide a uniform or consistent method of fabrication allowing a flexibility of colors in the sign face, and allowing each tenant to use their own unique typestyle.**
- B. Location of the sign shall be centered on the units frontage above the roll up door.**
- C. Wording for signs will be limited to business name only and not include products sold except when part of the business trade name.**
- D. Signage allowed is a 20" high by 8" wide by 1/2" thick sintra (PVC) panel.**

- E. Any penetrations to the building structure required for sign installations shall be sealed neatly and watertight. Only concealed, non-ferrous materials are to be used for attachment.**
- F. On certain occasions because of the nature of the business name, unusual conditions may arise that the Board may agree to deviate from this standard. The sole decision remains with the board.**

**6. BUILDING 3 & 4 BUSINESS ID SIGN**

**NON ILLUMINATED SIGN**

- A. Intent: To provide a uniform or consistent method of fabrication allowing a flexibility of colors in the sign face, and allowing each tenant to use their own unique typestyle.**
- B. Location of the sign shall be centered in the sign band above the glass storefront, for the ground floor units. For the second floor tenants, the sign will be located on the balcony railing centered in front of the unit space.**
- C. Wording for signs will be limited to business name only and not include products sold except when part of the business trade name.**
- D. Signage allowed is a 20" high by 8" wide by ½" thick sintra (PVC) panel.**
- E. Any penetrations to the building structure required for sign installations shall be sealed and watertight. Only concealed, non-ferrous materials are to be used for attachment.**
- F. On certain occasions because of the nature of the business name, unusual conditions may arise that the Board may agree to deviate from this standard. The sole decision remains with the Board.**

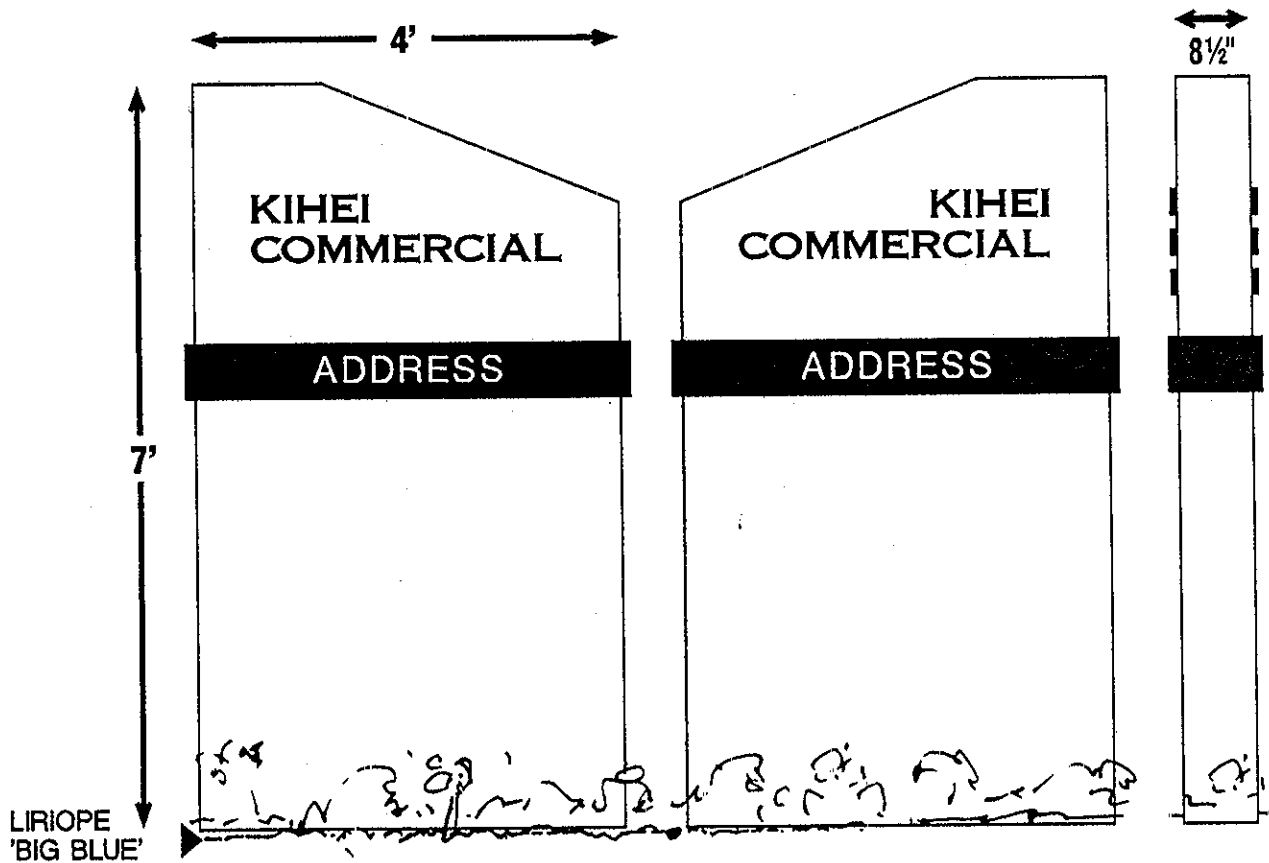
**7. BUSINESS ID SIGN – INTERIOR STOREFRONT SIGN**

- 1. In lieu of the fascia sign, the apartment owner may select an illuminated window sign to personalize the space and create a more interesting sign by combining the logo and or name at eye level. These signs may be illuminated but must fit within the window area and meet Maui County Sign Code criteria.**

## **8. PROHIBITED SIGNS**

- 1. Moving signs with moving or flashing lights or audible sounds.**
- 2. Signs employing exposed raceways, ballast boxes, transformers, or bare or exposed lighting sources, wires or tubes.**
- 3. Sign manufacturers name plates, stamps or decals.**
- 4. Signs employing luminous vacuum formed type plastic letters.**
- 5. Signs employing unedged or uncapped plastic letters or letters with no returns or exposed fastenings.**
- 6. No advertising of paper or cardboard signs, stickers or decals hung around, on or behind storefront glass. (Doors and windows included) Decals for credit cards should be professionally mounted and not block the clear ingress/egress view of the store patrons. Store hours and business identification should be 1" white vinyl lettering, and are to be professionally applied directly to the window/door glass and must not block the clear ingress/egress view of the store patrons.**
- 7. No hand lettered or home made signs.**
- 8. No duplication of signage on the doors or windows.**

# GROUND SIGN



## GROUND SIGN:

SIZE: 7' HIGH x 4' WIDE = 28 SQ. FT.

QUANTITY: 2

LOCATION: ONE ON OHUKAI RD. AND ONE ON KAHAKULANI PLACE

DESIGN: PLASTER OVER MASONRY, NEUTRAL COLOR BACKGROUND. TEXT AND LOGO, INDIVIDUAL CUT OUT LETTERS AND SHAPES MADE OF CORIAN.

ILLUMINATION: INDIRECT BY GROUND LIGHTS.

LANDSCAPING: LOW FLOWER BED BASE.

# BUILDING 1



## BUSINESS IDENTIFICATION SIGNAGE -- BUILDING 1 RETAIL

SIGN AREA: 20" HIGH x 16' WIDE = 16.60 SQ. FT.  
OR 20" HIGH x 8' WIDE = 13.30 SQ. FT.  
(DEPENDS ON TYPE OF APARTMENT FRONT)

QUANTITY: 22

LOCATION: ON SIGN BAND DIRECTLY ABOVE GLASS STOREFRONT

DESIGN: THE ELECTRIC SIGN CABINET SHALL BE FABRICATED ENTIRELY OF ALUMINUM. THE FACE MATERIAL IS 1/8" THICK PLEXIGLASS. ALL ELECTRICAL COMPONENTS ARE TO UL APPROVED.

# BUILDING 2



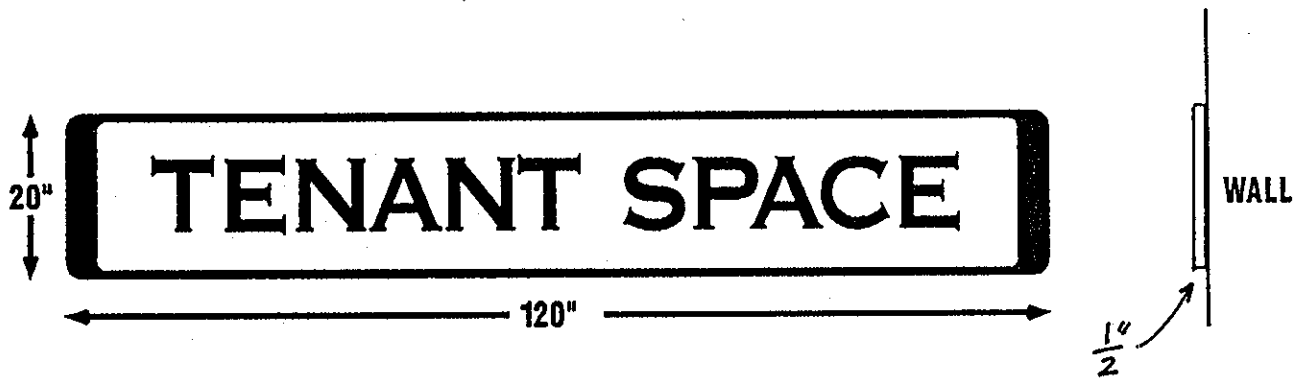
## BUSINESS IDENTIFICATION SIGNAGE – BUILDING 2 WAREHOUSE/TRADE

SIZE: 20" HIGH x 8' WIDE = 13.30 SQ. FT.

QUANTITY: 11

LOCATION: ON CENTER ABOVE ROLL-UP DOOR.

# BUILDINGS 3 & 4



## BUSINESS IDENTIFICATION SIGNAGE – BUILDINGS 3 & 4 RETAIL/OFFICE

**SIZE:** 20" HIGH x 10' WIDE = 16.60 SQ. FT.

**QUANTITY:** 40

**LOCATION:** GROUND FLOOR TENANT SIGNS SHALL BE CENTERED ON THE SIGN BAND ABOVE THE STOREFRONT. SECOND FLOOR TENANT SIGNS WILL BE LOCATED BELOW THE AWNING.

**DESIGN:** THE ELECTRIC SIGN CABINET SHALL BE FABRICATED ENTIRELY OF ALUMINUM. THE FACE MATERIAL IS 1/8" THICK PLEXIGLASS. ALL ELECTRICAL COMPONENTS ARE TO BE UL APPROVED.

# BUILDING IDENTIFICATION NUMBERS

**1 2 3 4**

## BUILDING IDENTIFICATION SIGNAGE (ALL 4 BUILDINGS)

**SIZE: 18" HIGH INDIVIDUAL DIMENSIONAL NUMBERS 1, 2, 3, & 4**

**QUANTITY: 8 (TWO PER BUILDING).**

**LOCATION: UP HIGH ON THE CORNER OF THE BUILDINGS**

**DESIGN: 18" HIGH x 2" THICK INDIVIDUAL HELVETICA STYLE NUMBERS.**

**MATERIAL: FORMED PLASTIC**

**COLOR: BLACK**

# ADDITIONAL SIGNAGE

## DIRECTORY SIGNAGE – BUILDINGS 3 & 4

SIZE: 3' HIGH x 2' WIDE = 6 SQ. FT.

QUANTITY: 6

LOCATION: AT THE BASE OF THE FOUR STAIRWELLS AND TWO ELEVATORS – WALL MOUNTED.

DESIGN: 1/2" THICK SINTRA BASE WITH 1/8" THICK REMOVABLE TENANT PLAQUES, LISTING SECOND FLOOR TENANTS AND SUITE NUMBERS ONLY.

## ADAAG SIGNAGE (ALL BUILDINGS)

PARKING STALLS:

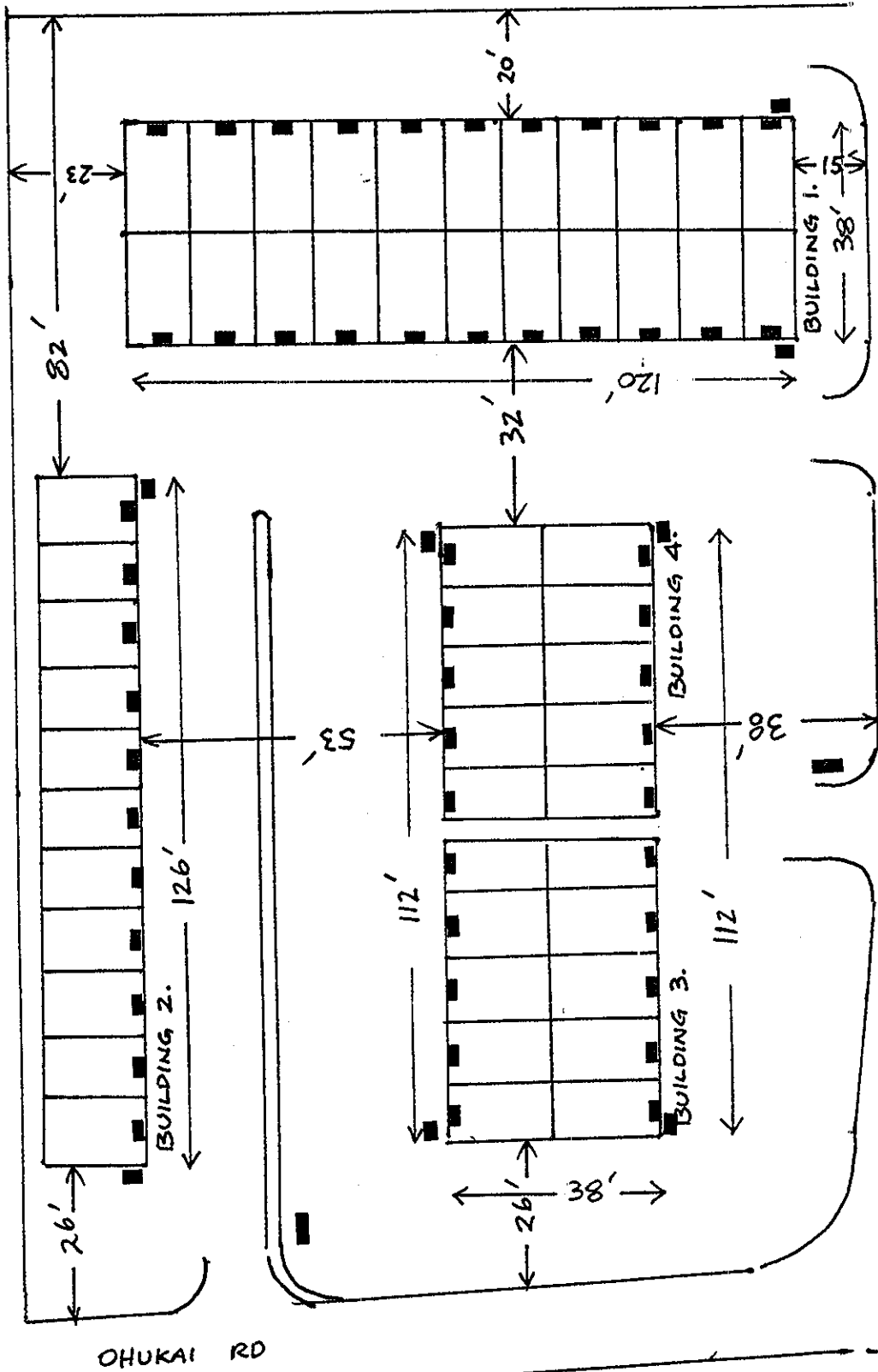
SIZE: 12"x18" QUANTITY: 11 (9 VAN ACCESSIBLE & 2 STANDARD)

ELEVATOR:

SIZE: 6"x6" QUANTITY: 2

CONCEALED, NON-CORROSIVE FASTENERS TO BE USED FOR ALL SIGN INSTALLATIONS.

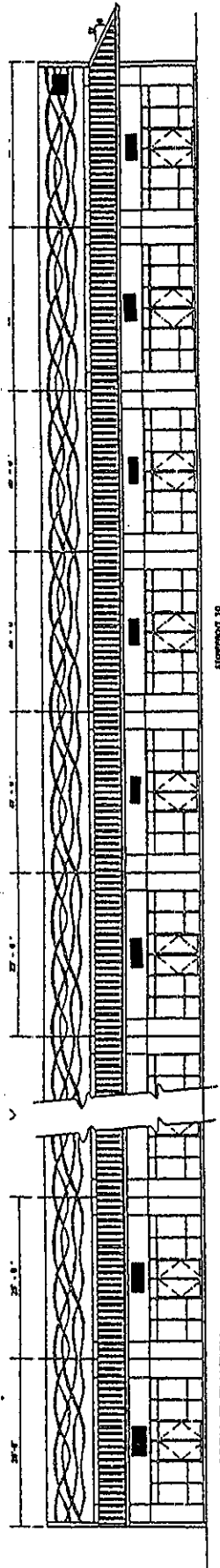
SITE PLAN:



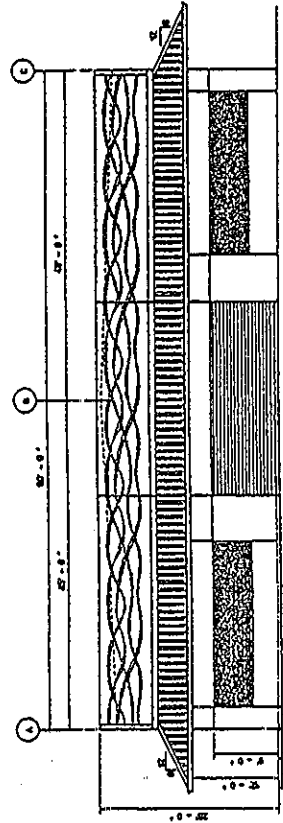
KAHAKULANI PL

SITE PLAN  
SCALE: 1" = 30'

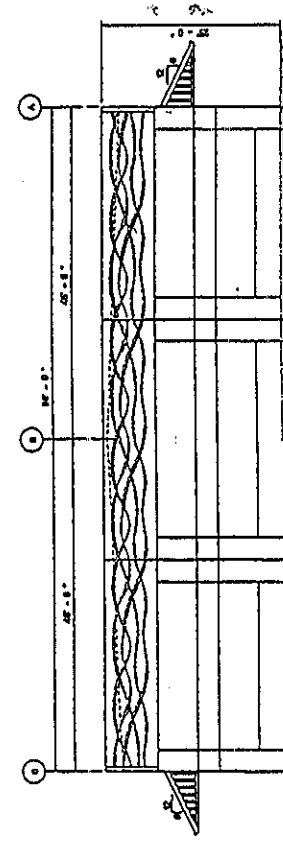
- QTY 73 ■ TENANT SIGN LOCATION • DISTANCE BETWEEN SIGNS 9' TO 21' VARIES
- QTY 2: ■ GROUND SIGN LOCATION • SET BACK 8'
- QTY 8 ■ BUILDING IDENTIFICATION NUMBERS
- ← FRONTAGE DISTANCE IN FT. →
- ← SET BACK DISTANCE FT. →



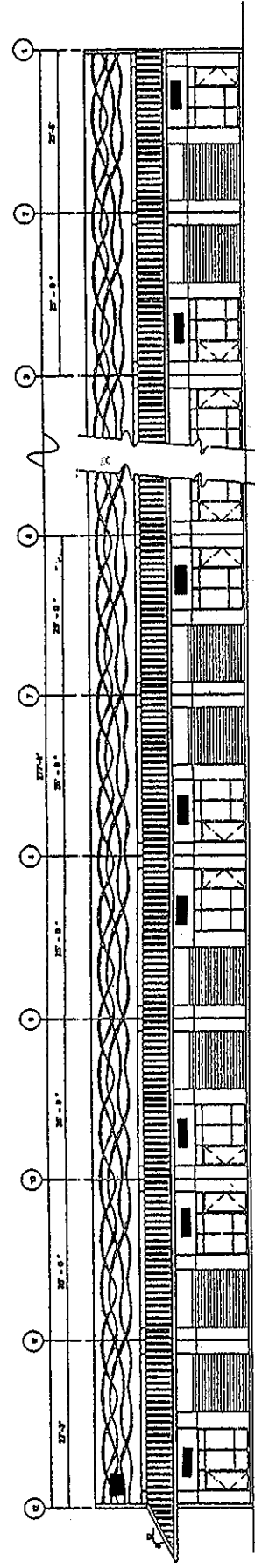
NORTH ELEVATION  
1/8" = 1'-0"



WEST ELEVATION  
1/8" = 1'-0"



EAST ELEVATION  
1/8" = 1'-0"



SOUTH ELEVATION  
1/8" = 1'-0"

BUILDING A1



Kihei Commercial Center Condominium  
Kihei, Maui, Hawaii  
TKMS: 3-9-45: 12

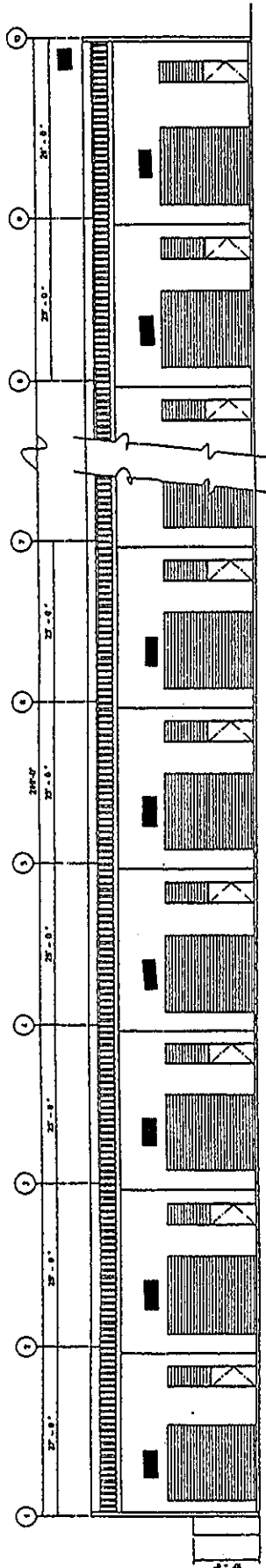
4

DISTANCE BETWEEN SIGNS 18' ± 9'

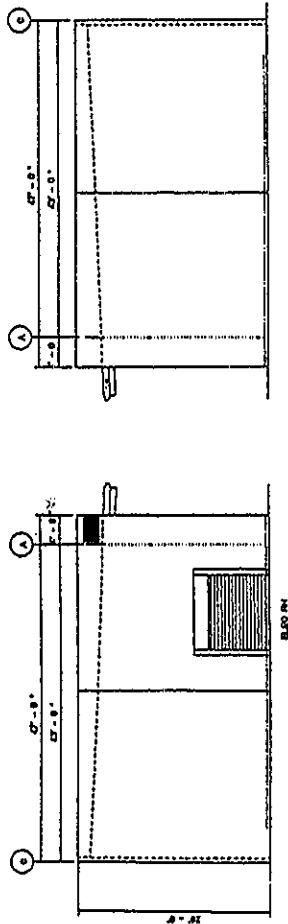
SCALE 1/8" = 36"

■ TENANT SIGN LOCATION • HEIGHT ABOVE GRADE 9 FT.

■ BUILDING IDENTIFICATION NUMBERS LOCATION • HEIGHT ABOVE GRADE 18'

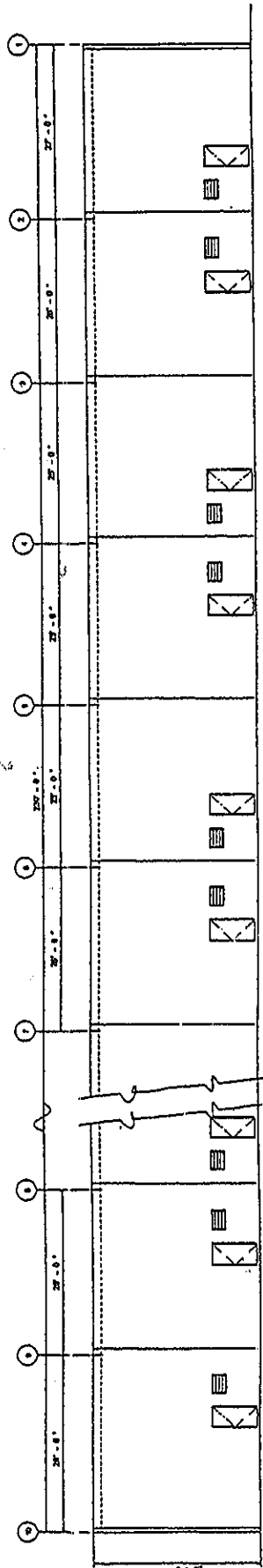


WEST ELEVATION  
W.V.P.



NORTH ELEVATION  
W.V.P.

SOUTH ELEVATION  
W.V.P.



EAST ELEVATION  
W.V.P.

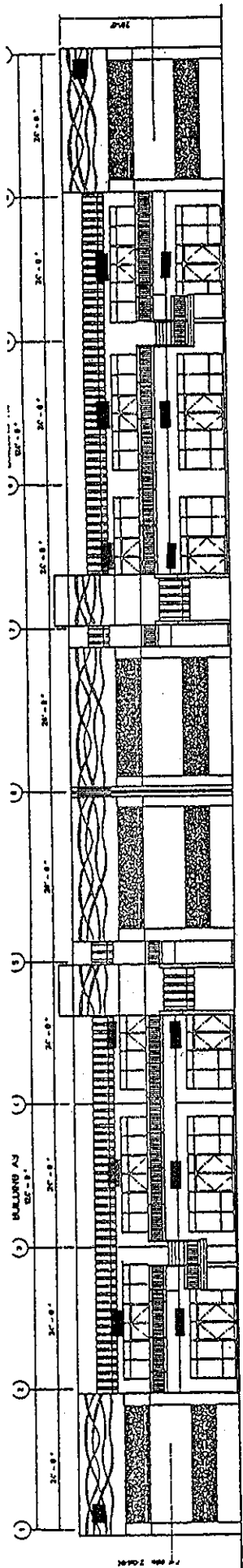
- DISTANCE BETWEEN SIGNS 20'
- TENANT SIGN LOCATION · HT ABOVE GRADE 16'.6"
- BUILDING I.O. NUMBERS · HT ABOVE GRADE 23'

BUILDING A2

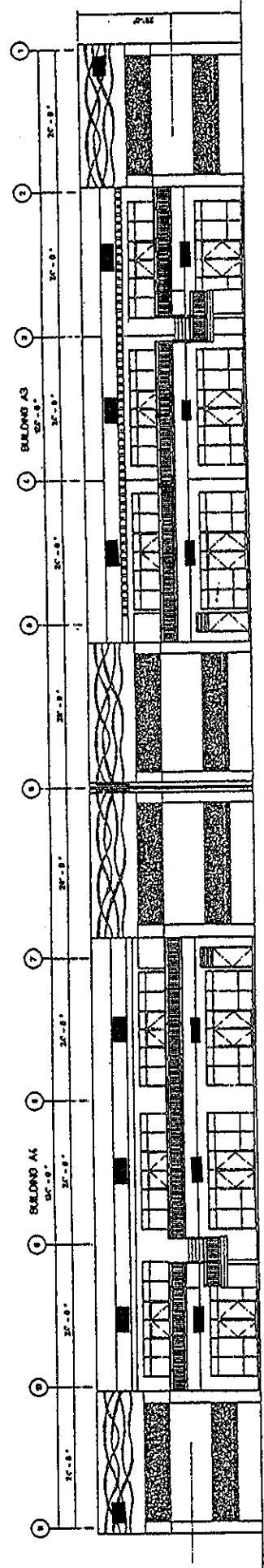
SCALE 1/8" = 40"



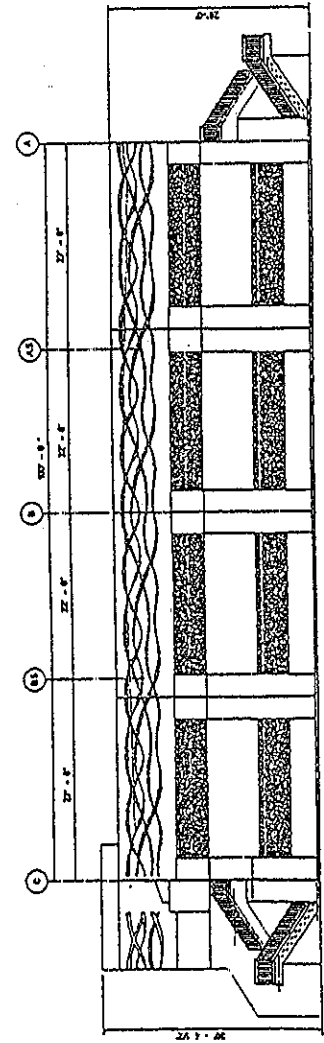
Kihel  
Commercial  
Condominium  
Kihel Mall, Hawaii  
TRNG: 3-9-05: 12



WEST ELEVATION  
W-102



EAST ELEVATION  
W-103



SOUTH ELEVATION (NORTH ELEVATION SIDE)  
W-104

Kihei Commercial Center Condominium  
Kihei, Maui, Hawaii  
TMK: 3-8-15: 12



DISTANCE BETWEEN SIGNS 21'  
 ■ TENANT SIGN LOCATION - HT ABOVE GRADE 9' AND 24'  
 ■ BUILDING I.D. NUMBERS - HT ABOVE GRADE 25'

BUILDING A3 AND A4

SCALE 1/8" = 42'